

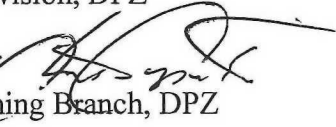


County of Fairfax, Virginia

MEMORANDUM

May 16, 2016

TO: Barbara C. Berlin, Director
Zoning Evaluation Division, DPZ

FROM: Chris Caperton, Chief 
Public Facilities Planning Branch, DPZ

SUBJECT: Section 15.2-2232 Review
Application 2232-M15-23
Department of Public Works and Environmental Services, Capital Facilities
Proposed Replacement of Jefferson Fire and Rescue Station #18 Facility
3101 Hodge Place, Falls Church, VA 22042
Tax Map 50-3 ((4)) B

PURPOSE

This memorandum conveys my determination that the proposed replacement of the Jefferson #18 Fire and Rescue Station, located at 3101 Hodge Place, is substantially in accord with recommendations of the adopted Comprehensive Plan and should be considered a "feature shown" pursuant to Va. Code Section 15.2-2232, as amended.

RECOMMENDATION

I recommend that the Planning Commission concur with my determination and find the proposed replacement of Jefferson Fire Station a "feature shown" of the Comprehensive Plan.

SUMMARY OF PROJECT, APPLICATION (*Attachment A*)

Location: The proposed replacement fire station facility will be located on the site of the existing station at 3101 Hodge Place, Falls Church, VA 22042. The property is in the Woodley subdivision on the corner of Hodge Place and Woodley Lane, south of Arlington Blvd./Rt. 50, and east of Graham Road and Loehmann's Plaza.

Site: The property is currently zoned C-5 with a site area of 1.2 acres and is occupied by the 14,670 square foot Jefferson Fire Station. The property is bounded by Woodley Lane and Arlington Blvd. to the north, single family detached residences to the east and south, and commercial properties to the west.

Project Justification: The Department of Public Works and Environmental Services (DPWES), proposes to remove the existing 14,670 square foot, four bay station built in 1953 and construct a new facility on the site. The existing station is inadequate in size, outdated and

requires increased maintenance to meet current standards. Present-day fire station design requirements dictate the additional consideration of health and safety, accommodations for female fire fighters, tactical rescue operations, fitness equipment for training, and the need for increased storage space.

DISCUSSION

Proposed Facility:

The proposed facility will be a two story, 17,694 square foot station. The increased size of the new facility requires a rezoning from C-5 to R-4, to allow a greater floor area ratio. The station will include administrative offices, a dayroom, a kitchen, a dining room, a conference room, bunk rooms, locker areas and an exercise room. There will be five apparatus bays; three with drive through access and two with back-in access from Hodge Place. The facility exterior will be a mix of cementitious siding and brick façade and/or architectural block with a standing seam metal gable roof and aluminum storefront windows. This project is funded through the 2012 Public Safety Bond Referendum.

Hours of Operation:

The fire station operations are 24 hours per day, 7 days per week.

Personnel:

The new station will be designed for 18 fire fighters per shift, working in three 24-hour shifts. The station will accommodate a future capacity of 20 fulltime employees per shift for a total of 60 employees.

Service Area:

This location is central to the areas it serves and the replacement facility will continue to serve the same areas. See Figure A for a map of the Jefferson Station first response area.

Parking:

The main parking lot will be on the southern portion of the site with a smaller parking lot of 5 spaces off of the Woodley Lane apron. There will be a total of 37 parking spaces including 2 handicapped spaces.

Access:

The Hodge Place entry will be shifted south from the corner of the lot and widened for access to all 5 bays. A new access from Woodley Lane will be constructed to accommodate 3 drive-through bays.

Alternative Sites:

No alternative locations were considered as this project consists of building a new facility on the existing site, this location is central to the area it serves, and the new station will meet current and future needs.

Traffic Impacts:

No additional traffic is expected to be generated from the fire station use since staffing levels and hours of operation will remain as they currently exist. The applicant has stated that potential future staffing increases will be moderate and will not have an impact on the traffic. The proposed project does not exceed the traffic requirements stated in the Virginia State Code 24 VAC 30-155-40 to necessitate the need for a Traffic Impact Analysis.

Noise Impacts:

According to the applicant, noise impact generated by the fire response vehicles will remain the same since no new program is proposed for the facility. There will be no

exterior speakers on the buildings and the use of vehicle-mounted air horns/sirens in the immediate vicinity of the fire station will be minimized to the extent possible.

Water Quality/Stormwater Management:

The applicant stated that erosion and sediment control measures will be installed prior to the start of construction to manage stormwater runoff and meet the water quality and quantity control requirements per the County's Public Facility Manual (PFM). Appropriate design locations and computations as well as the stormwater and Best Management Practice narratives and the adequate outfall analysis will be included in the development plans per the PFM requirements for the site plan review and approval.

Environmental:

The applicant has stated that the design for the site and building will use the LEED® Green Building principals and Low Impact Development (LID) guidelines to minimize environmental impact and be registered with the US Green Building Council with the goal of a Silver Certification. Possible LID features include vegetative swales, underground stormwater detention and infiltration systems, and porous pavement.

Lighting:

Full cut-off lighting fixtures shall be mounted horizontal to the ground and shall be used to provide security for the walkways, parking lot and building canopy. All site lighting will be designed to comply with Zoning Ordinance requirements.

Landscaping:

The overall site and building design is a compact footprint to meet the programmatic needs of the station. However, waiver/modifications of the transitional screening on the north, east and south sides of the property are required to accommodate site constraints. These waiver/modifications have been coordinated with Urban Forest Management Division (UFMD). A new 7-foot tall fence will be constructed on the east and south property lines to screen the station from adjacent residences and a 10'8" tall wall along a portion of the northern edge of the station will screen the emergency generator from residential properties across Woodley Lane. A deviation from the tree preservation target and a modification of the tree canopy coverage have also been coordinated with the UFMD.

Maintenance:

Maintenance includes standard custodial services, repairs, and grounds upkeep.

Temporary Station:

During construction of the replacement station, a temporary off-site facility will be provided to maintain existing fire station operations; NOTE – the temporary fire station is not included in this proposal, and is subject to a separate 2232 review.

COMPREHENSIVE PLAN GUIDANCE

The subject property is located in the Area I, Jefferson Planning District, J3-Westlawn Community Planning Sector. The Comprehensive Plan Map identifies the property as planned for public facilities, government and institutional uses. Jefferson Fire Station #18 is listed as an existing public facility on Figure 6, page 12, of the Area I Jefferson Planning District Overview.

An assessment of this proposal for substantial conformance with land use recommendations of the Comprehensive Plan ("the Plan") is guided by the following citations:

FAIRFAX COUNTY COMPREHENSIVE PLAN, 2013 Edition

AREA I

Jefferson Planning District, Amended through 10-20-2015

J3-Westlawn Community Planning Sector, Pages 29 - 31

Land Use

The Westlawn sector is largely developed as stable residential neighborhoods. Infill development in these neighborhoods should be of a compatible use, type and intensity in accordance with the guidance provided by the Policy Plan under Land Use Objectives 8 and 14.

Where substantial parcel consolidation is specified, it is intended that such consolidations will provide for projects that function in a well-designed, efficient manner and provides for the development of unconsolidated parcels in conformance with the Area Plan.

1. The commercial area bounded by Tripps Run, Arlington Boulevard and Annandale Road is planned for community-serving retail uses and vehicle sale, rental and service establishment uses up to .35 FAR. Redevelopment or revitalization of this area should provide effective screening and buffering to adjacent residential areas.
2. The southeast quadrant of Arlington Boulevard and Graham Road is planned for neighborhood-serving retail use up to .25 FAR. Redevelopment or revitalization of this area should provide improved landscaping and adequate screening and buffering to the adjacent residentially planned areas. There should be no encroachment of the commercial area into the adjacent residentially planned areas.
3. There should be no commercial expansion into the residentially planned areas fronting on the south side of Arlington Boulevard between Woodley Lane and Tripps Run.

FAIRFAX COUNTY COMPREHENSIVE PLAN, 2013 Edition

POLICY PLAN

Public Facilities, Amended through 3-4-2014, Pages 18 - 21

FIRE AND RESCUE

INTRODUCTION

Fire and rescue stations in the county are located to provide maximum coverage based on a total response time of seven minutes, which is further defined as a five-minute travel response and two-minute preparation time from the time the emergency call is received. This response goal is critical to providing effective fire suppression as well as emergency medical services. Provision of service recognizes economical constraints and certain basic guidelines, however, increased requests for service and significant traffic volume create delays which may impede the attainment of this goal.

The county's adopted *Fire and Rescue Station Location Master Plan* assumes that stations can be located to enable a seven-minute response time to at least 95 percent of the county's population. This assumption was based on population and call volume projections that have been exceeded. If all projected stations in the Master Plan are built as planned, it is likely that the response time goal will be reached approximately 90 percent of the time.

Therefore, a study of the placement of future infill stations needs to be undertaken.

The fundamental element in facility planning is determining future demand for emergency services, the methodology for which is defined in the *Fire and Rescue Station Location Master Plan*. While providing new facilities to meet the increasing demand is expected to be a primary focus for the Fire and Rescue Department, it is becoming apparent that existing facilities will require additions and rehabilitation to accommodate necessary emergency response equipment. Continued analysis of resource utilization may result in redeployment of equipment to heavier demand areas.

Location

Objective 20: Establish and maintain at a minimum, a seven-minute total response time coverage for fire and rescue emergencies to at least 95 per cent of the county's population. (See Figure 3.)

Policy a. Plan, locate and construct new fire stations based on the standards and guidelines and when the following conditions are met:

- The projected service area of a new station has a population density of 1,000 persons per square mile;
- The projected service area is greater than two square miles;
- The projected service area is estimated to experience an activity level of 730 calls annually or an average of two per day; and
- Those service areas which are never expected to meet the population density or incident activity criteria due to land use restrictions should receive consideration for a mini (less than 9,500 square feet) fire station when they encompass eight square miles or more.

Policy b. Locate new fire and rescue stations at the most strategic point in a proposed service area to achieve a seven-minute total response time coverage to all points of the area and/or provide the most optimum service to that area based on the service area void map of the *Station Location Master Plan* and the locational criteria of the Plan to include the following:

- Locate stations close to intersections where there is no problem with highway access;
- Avoid hillside locations or locations at the bottom of hills when many responses must be made upgrade;
- Avoid locating stations directly on heavily traveled major arteries; rather, locate on a parallel street or cross street with a traffic signal with pre-emption capability at a nearby intersection for efficient egress/ingress;
- Locate stations on paved roads, preferably state-maintained with shoulders and a minimum of curves in the immediate vicinity of station access;

- Locate stations on relatively flat topography and provide the opportunity to buffer the station from adjoining properties;
- Locate stations on the side where the greatest hazard or higher incident activity exists, where there is either a man-made or natural obstacle such as a railroad or river; and
- Locate stations to minimize service area overlap and to provide coverage to areas not within five minutes of an existing station. When a new station is required to remove an existing service void and there is unavoidable overlap with other existing service area, the new station should be located so that any service overlap benefits the high risk/high density areas and alleviates the response requirements of other high activity areas.

Policy c. In addition to the regular review of fire station needs, plan and implement operational policies which enhance the ability of fire and emergency medical personnel to meet a seven-minute total response time from existing stations.

Character and Extent

Objective 21: While adhering to constructing new full service fire stations of a minimum 14,000 square feet, all efforts should be made to construct new stations to be compatible with the surrounding community.

Policy a. New fire stations should consider the following site/design guidelines:

- Be constructed on sites of approximately five acres;
- Be designed to be compatible with the character of the surrounding area.

Other

Objective 22: Safeguard the county's investment and ensure appropriate positioning of the Fire and Rescue Department's specialized emergency response equipment.

Policy a. Plan to establish a combined Police/Fire and Rescue boat docking facility in a location that allows for the immediate launching of boats along the coastal boundaries of Fairfax County.

CONFORMANCE WITH THE COMPREHENSIVE PLAN

Va. Code Sec. 15.2-2232, as amended, requires the Planning Commission to determine whether the general location or approximate location, character, and extent of the proposed facility, are substantially in accord with the adopted Comprehensive Plan:

Location

The subject property is planned for public facility use and is recognized in the Area I Jefferson Planning District as a public facility. The current fire station has operated at this location for over sixty years and has exceeded its useful life while not meeting the objective of siting on a 5-acre parcel (for new stations). There is sufficient area for an improved – and operable – fire station at this location. The proposed replacement facility will be on the same site and will continue to meet the Policy Plan objective of a seven-

minute response time, serving the same areas. With the proposed improvements and new drive-through bays the emergency vehicles will have efficient access to the site. This meets Policy Plan objectives for a site location that has efficient egress/ingress close to an intersection with highway access. The closest adjacent residences are approximately 7 to 18 feet from the boundary of the subject property.

Character

The replacement fire station exterior will be a mix of cementitious siding and brick façade and/or architectural block with a standing seam metal gable roof. The design of the station, use of these materials, and architectural features will be compatible with the character of the surrounding neighborhood. The height of the building will vary to meet the bulk plane, setback, and transitional screening requirements. The proposed facility is arranged as compactly as possible while still meeting the required specifications, however some transitional screening requirements for the site are requested to be modified or waived as part of the rezoning process. As a buffer for the adjacent residences a proposed 7' tall fence be installed along the southern and eastern borders of the property. Landscaping on the northern side of the building will be planted so as not to interfere with lines of sight for the fire fighters and soften the station. This will help to mitigate the visual impact on adjacent properties.

Extent

The proposed station is based on design, program, and service area requirements to meet public safety needs. This is compatible with the long established existing fire station use of the subject property and meeting fire and rescue service standards. The station will be flexible to allow for possible programmatic changes to also meet future needs as the area grows. The use of LEED® Green Building principles will minimize the environmental impact of the proposed facility and conforms to Policy Plan objectives of resource conservation and green building practices. The applicant states that noise from vehicle-mounted horns/sirens will be kept to a minimum and lighting will be appropriately scaled to the facility to provide security. This is in accord with Plan guidance to alleviate noise and light impacts on nearby residential properties.

CONCLUSION AND RECOMMENDATIONS

Staff concludes that the subject proposal by the Fairfax County Department of Public Works and Environmental Services, to construct a replacement facility for Jefferson Fire and Rescue Station #18, satisfies the criteria of location, character, and extent as specified in Va. Code Sec. 15.2-2232, as amended. Staff therefore recommends that the Planning Commission find the subject Application 2232-M15-23, substantially in accord with provisions of the adopted Comprehensive Plan.

CBC: NK

PLANNING DETERMINATION

Section 15.2 -2232 of the Code of Virginia



Number: 2232-M15-23

Acreage: 1.2 Ac.

District: Mason

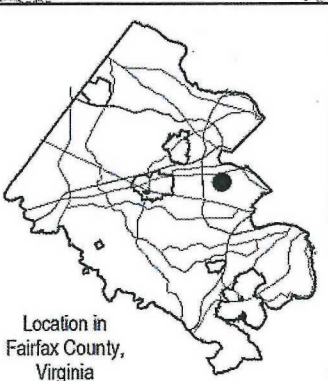
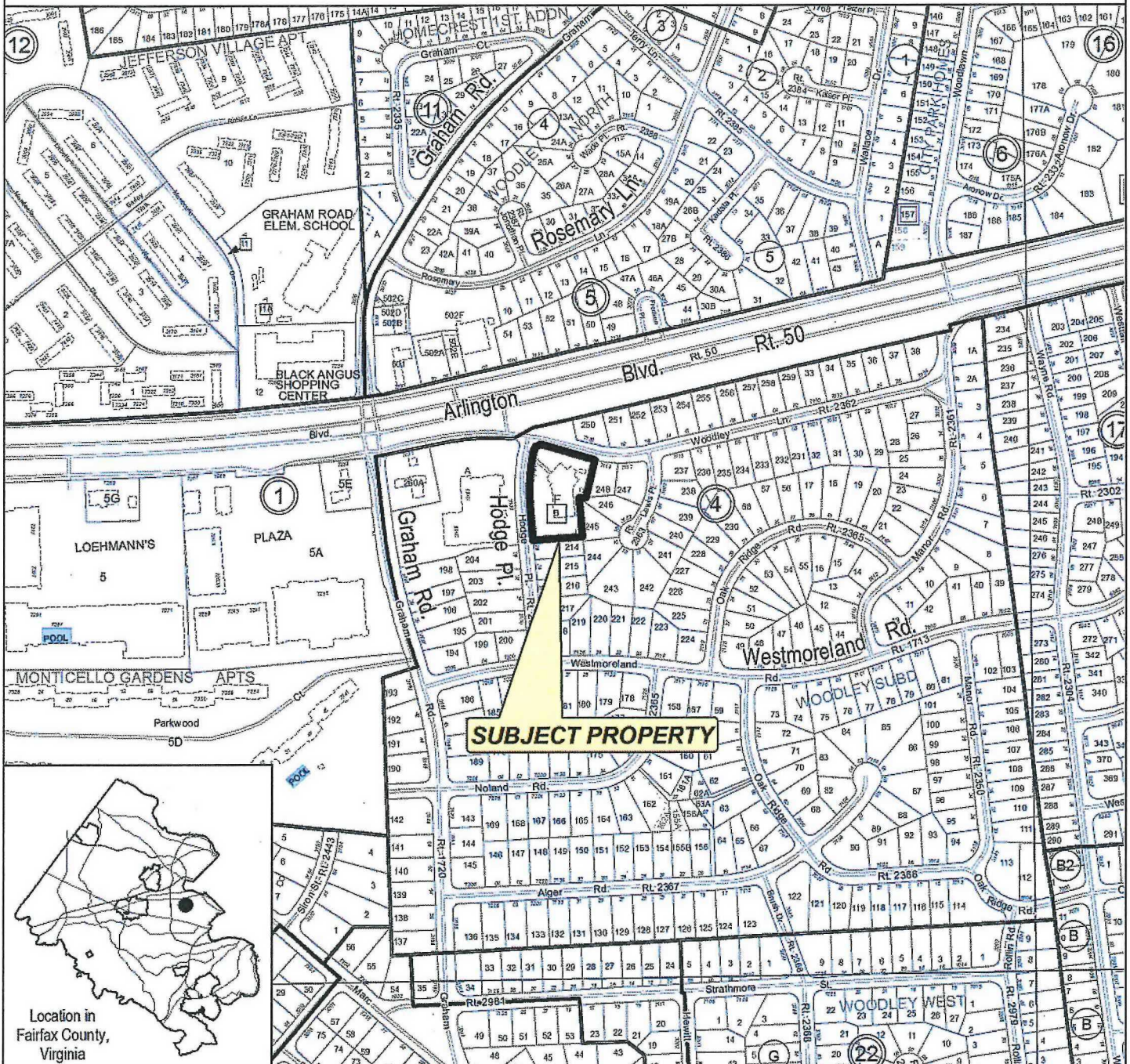
Tax Map ID Number: 50-3((4))B

Address: 3101 Hodge Place
Falls Church, VA 22042

Planned Use: Public Facilities, Gov't. & Inst.

Applicant: Fairfax County Department of
Public Works and Environmental Services

Proposed Use: Jefferson Fire and Rescue Station #18



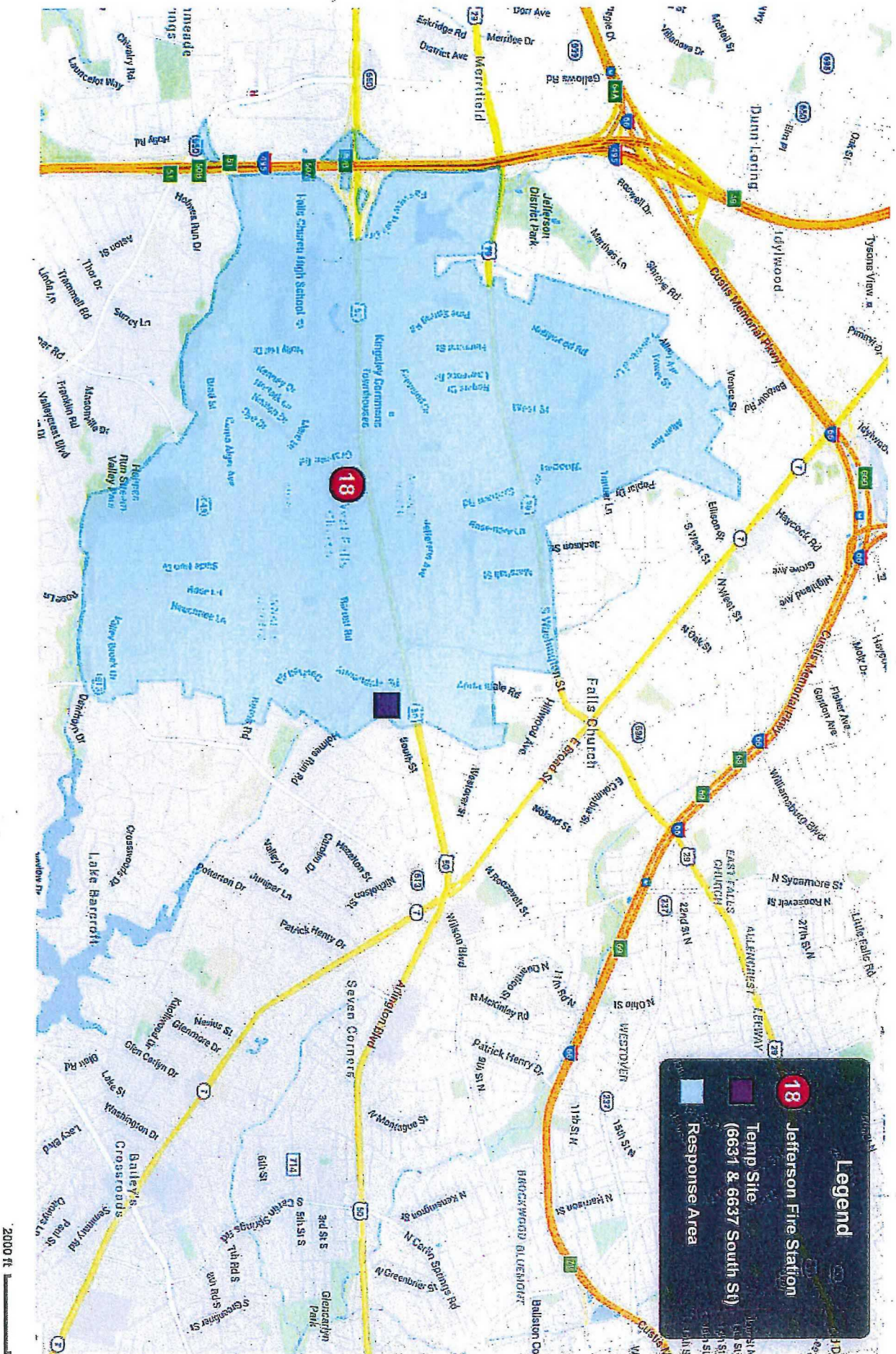
Location in
Fairfax County,
Virginia

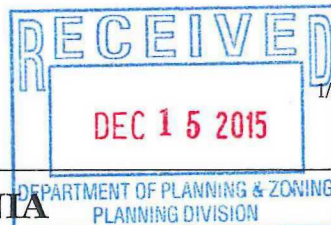
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PREPARED BY THE DEPARTMENT OF PLANNING AND ZONING
USING FAIRFAX COUNTY GIS



Figure A





COUNTY OF FAIRFAX, VIRGINIA
APPLICATION FOR DETERMINATION
PURSUANT TO VIRGINIA CODE SECTION 15.2-2232

*** This area to be completed by staff ***

APPLICATION NUMBER _____

Date application received _____ by _____

Date(s) Revised _____

Date application accepted _____ by _____

(Please Type or Clearly Print)

PART I: APPLICATION SUMMARY

LOCATION OF PROPOSED USE

Address 3101 Hodge Place

City/Town Falls Church Zip Code 22042

Place Name (example: Dale High School) Jefferson Fire Station #18

Tax Map I.D. Number(s) 0503-04-B

Fairfax County Supervisor District Mason

APPLICANT(S)

Name (Company or Agency) Department of Public Works and Environmental Services, Capital Facilities

Agent Name Allison Terzigni

(Note: Failure to notify County of a change in agent may result in application processing delays)

Agent's Mailing Address 12000 Government Center Parkway, Suite 449

City/Town Fairfax State VA Zip Code 22035

Telephone Number (703) 324-5165 Fax (703) 324-4365

E-mail allison.terzigni@fairfaxcounty.gov

Secondary Contact Aaron Koch

Telephone Number (703) 324-5103 E-mail aaron.koch@fairfaxcounty.gov

BRIEF DESCRIPTION OF PROPOSED USE

Fairfax County Fire Station #18 replacement facility



1/2013

Total Area of Subject Parcel(s) 1.2 acresZoning District Existing Zoning C-5. Proposed Zoning R-4

Previous Zoning Approvals for all uses on site (proffered conditions, special permits, special exceptions, variances, development plans)

None. Have requested rezoning of existing site from C-5 to R-4.

PROPERTY OWNER(S) OF RECORDOwner Fairfax County Board of SupervisorsStreet Address 12000 Government Center Parkway, Suite 533City/Town Fairfax State VA Zip Code 22035Has property owner been contacted about this proposed use? ☒ YES ☐ NO**SIGNATURE**

The undersigned acknowledges that additional Fairfax County land use review requirements may be identified during the review of this 2232 Review application and the fulfillment of such requirements is the responsibility of the applicant. The undersigned also acknowledges that all Fairfax County Zoning Ordinance requirements pertaining to this project shall be fulfilled.

In the event a new agent is assigned responsibility for this application, the applicant agrees to provide a letter to the Department of Planning and Zoning authorizing the transfer of responsibility for the application and providing all new contact information. In the event the applicant fails to notify County staff of a change in agent, the application may be subject to processing delays.

Signature of Applicant or Agent

Date

12/11/15**Submit completed application to:**

Chris Caperton, Chief, Facilities Planning Branch
Fairfax County Department of Planning and Zoning
12055 Government Center Parkway, Suite 730
Fairfax, Virginia 22035-5507
(703) 324-1380

PART II: STATEMENT OF JUSTIFICATION

Please provide a Statement of Justification that addresses items A through E.

A. DESCRIPTION OF PROPOSED USE

1. Project description
2. Area to be served by proposed use
3. Maintenance requirements and frequency
4. Propagation maps (for telecommunications applications)

B. REQUIREMENT FOR PROPOSED USE

1. Why the new or expanded facility is needed
2. Why the proposed location is the best location for the proposed use
3. Why the proposed location and type of facility is the least disruptive alternative

C. ANTICIPATED IMPACTS / MITIGATION

1. Visual
2. Noise and light
3. Air and water quality
4. Environmental
5. Transportation (including trip generation)
6. Mitigation Measures as applicable for 1 through 5

D. CONFORMANCE WITH THE COMPREHENSIVE PLAN AND OTHER STANDARDS

1. Comprehensive Plan policies and guidelines that directly support the proposal
2. Relevant standards/criteria supporting the facility and location

E. ALTERNATIVE SITES CONSIDERED FOR THIS USE

1. Other properties
2. Other locations on the subject property
3. Reasons for rejecting each alternative location

PART III: SUPPORTING MATERIALS AND INFORMATION

Include the following materials and information as applicable to the proposal:

A. PROPERTY IDENTIFICATION MAP: At a scale of 1" = 500' identify the proposed site for the facility with the subject property centered and highlighted on a Fairfax County Tax Map. Records available online at <http://icare.fairfaxcounty.gov/Main/Home.aspx>

B. PROPOSED FACILITY/SITE PLAN (AT A SCALE OF 1"= NOT MORE THAN 50'):

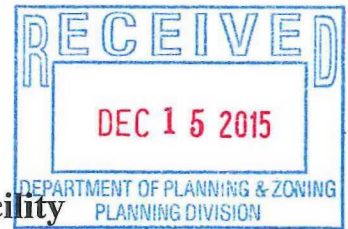
1. One (1) 24" x 36" copy to correct scale
2. Three (3) 11" x 17" copies to correct scale
3. Three (3) 8½" x 11" copies

Note: Additional copies may be requested by County Staff

Include in the facility/site plan the following information as relevant to the proposal:

1. Subject and adjoining property boundaries
2. Public right(s)-of-way and names
3. Scale and north arrow
4. Locations, dimensions, and maximum heights of all existing and proposed structures and equipment
5. Distance of proposed structures and equipment to all lot lines
6. When located in a utility easement or road right-of-way, distance of structures and equipment to all utility easement lines or road right-of-way lines
7. Delineation of any floodplain designated by the Federal Insurance Administration, United States Geological Survey, or Fairfax County, and delineation of any Resource Protection Area
8. Building size or land area of new facility or use (acres or square feet)
9. Area of existing facility or use to be enlarged or renovated (acres or square feet)
10. Area of proposed enlargement or renovation (acres or square feet)
11. Any features of the proposed use such as fencing, screening and landscaping, and existing topography with a maximum contour interval of five (5) feet
12. Existing vegetation, proposed limits of clearing, and proposed landscaping and screening as required by the Fairfax County Zoning Ordinance
13. Details of screening for the use showing type of screening material, dimensions and placement; if landscaping is provided, list the height of the landscaping at time of planting and the ultimate height

C. PHOTOGRAPHS OF SITE: Photographs of the existing structure, building and site as applicable. Photo simulations of proposed development may also be requested by County Staff.



Section 15.2-2232 Review
Jefferson Fire Station #18 New Replacement Facility

Project Number 312/FS-000010-001

December 11, 2015

PART I: APPLICATION SUMMARY

Application is included and attached hereto.

A. AGENCY SUBMITTING THE APPLICATION:

Department of Public Works and Environmental Services
Capital Facilities, Building Design Branch
12000 Government Center Parkway, Suite 449, Fairfax, VA 22035-0052

Contact Person:

Allison Terzigni, Project Manager
703-324-5165 (direct)
allison.terzigni@fairfaxcounty.gov

B. LOCATION AND DESCRIPTION OF THE PROPERTY:

Street Address: 3101 Hodge Place, Falls Church, VA
Property ID: Tax Map 0503-04-B
Magisterial District: Mason District
Planning Area: I
Planning District: Jefferson Planning District, Sector J3- Westlawn Community

Description of Property:

The Jefferson Fire Station site is located on the south of Arlington Blvd (Rt. 50). The property is zoned as C-5 with a site area of approximately 1.2 acres and is occupied by the 14,670 square-foot (SF), 4-bay station. The site slopes from east to west with minimal tree cover around the facility. The building is located towards the front (northern end) of the site. The site is accessible from the corner of Hodge Place and Woodley Lane just south of Rt. 50. The site is bounded to the north by Woodley Lane to the east and south by residential properties, and west by Hodge Place and commercial properties.

PART II: STATEMENT OF JUSTIFICATION

A. DESCRIPTION OF THE PROPOSED USE:

1. Project Description:

The current station is a 14,670 SF, 4-bay, one-story Fire Station, and is the original station that was built in 1953. This sixty plus year facility has exceeded its useful life and has requested to be replaced to meet its current operational requirements, provide sufficient space for fire apparatus and equipment for Tactical Rescue Operations, as well as, adequate accommodations for female personnel.

Jefferson Fire Station #18
2232 Report
Page 2

The proposed project scope includes demolition of the existing facility and construction of a new replacement 5-bay facility to accommodate the programmatic needs of today's fire station and provide its needs into the future. Since the new station is proposed to be larger, the existing site will need to be rezoned from C-5 to R-4, which will allow for a max building area of 18,300 SF. The new station is projected to be a 17,674 SF, 5-bay facility. Three of the apparatus bays will allow for drive through access. Two of the bays will be back in access from the front along Hodge Place. This provides the flexibility that is needed for this station into the future.

The new station is designed to house a crew of up to 18 fire fighters and accommodate a future capacity of three 24 hour shifts with a maximum of 20 fulltime employees per shift for a total of 60 employees. The design of the building is required to be compact to fit all programmatic requirements.

The station will be two-story building with apparatus bays on the north side of the building and living quarters on the other. The height of the overall building varies as it is limited by bulk planes, building setbacks, and transitional screening requirements. In addition to the building feature on the site, a combination of new landscaping and a new 7-ft. tall brick faced screening wall will be constructed on the east and south property lines adjacent to the residential properties.

First floor spaces in the living quarters include administrative offices, dayroom, kitchen, dining, and conference room. Where the second story spaces include bunk rooms, locker facilities and the exercise room. No programmatic spaces are planned to be above the apparatus bays.

The exterior design of the facility incorporates a traditional, brick façade fire station with gable roofs. The roof material is planned to be standing seam metal. Exterior window systems are planned to be aluminum storefront. Lintels, water tables and coping are to be cast stone. The use of materials will be compatible with the architectural context of the surrounding neighborhood.

Both the front and rear aprons are to be concrete. The front apron accesses to Hodge Place while the rear apron accesses Woodley Lane. The main parking lot is to be located on the southern portion of the site and be constructed with medium duty asphalt paving. Thirty-Five spaces will be provided in this parking lot including 2 handicap parking spaces. An additional 5 parking spaces are planned to be located off the rear apron.

2. Area to be served by proposed use:

The Jefferson Station areas being served by the existing fire station will continue to be served by the new replacement facility.

3. Maintenance requirements and frequency:

Facility and equipment repairs and routine grounds maintenance will be provided.

B. REQUIREMENT FOR PROPOSED USE:

1. Why the new/expanded facility is needed:

The existing fire station was constructed in 1953 and is over 60 years old. The building is inadequate in size, is outdated and has not received any major upgrades since it was originally constructed, thus requiring upgrades and increased maintenance to meet current standards.

A new facility will provide the station the flexibility to meet the projected future growth of the area. By the passing of the 2012 Public Safety Bond Referendum, the citizens recognized the need for a replacement facility to serve their future needs.

Additionally, the fire station design requirements have changed since this station was constructed, and additional considerations are required for compliance with health and safety standards. The increase in female firefighters in the fire department has resulted in the need for facilities that can accommodate appropriate bunkrooms and locker facilities. There is also an increase in need for fitness equipment for firefighter training, equipment storage, as well as, considerations to address tactical rescue operations at this station.

2. Why the proposed location is the best location for the proposed use:

The new replacement fire station facility will be located on the existing site. No other locations were reviewed for this facility since the current location is central to the area for which it serves.

3. Why the proposed location and type of facility is the least disruptive alternative:

Jefferson Fire Station is a public use facility located on the current property and will remain as such with the proposed new replacement facility. The new facility will meet the current and future needs of the station.

C. ANTICIPATED IMPACTS/MITIGATION:

1. Visual impacts:

The station will be two-story building with apparatus bays on the north side of the building and living quarters on the other. The height of the overall building varies as it is limited by bulk planes, building setbacks, and transitional screening requirements. In addition to the building feature on the site, a combination of new landscaping and a new 7-ft. tall brick faced screening wall will be constructed on the east and south property lines adjacent to the residential properties.

2. Noise and light impacts:

Noise impact generated by the fire response vehicles will remain the same. Appropriate setbacks and buffers will be provided in accordance with the Zoning Ordinance requirements. There will be no exterior speakers on the buildings, and the use of vehicle-mounted air horns/sirens in the immediate vicinity of the fire station will be minimized to the extent possible. Parking lot lighting, appropriately scaled for the facility size will be installed to provide security. All sight

lighting will be designed to comply with Zoning Ordinances requirements.

3a. Air quality:

No change in air quality is anticipated.

3b. Water quality:

In accordance with the County's Public Facility Manual (PFM) requirements, erosion and sediment control measures will be installed prior to the start of construction to manage stormwater runoff during construction activities. Vegetative swales, underground stormwater detention and infiltration systems, as well as porous pavement are being evaluated as the design progresses to meet the water quantity and quality control requirements per the PFM. Appropriate design locations and computations as well as the stormwater and Best Management Practice (BMP) narratives and the adequate outfall analysis will be included in the development plans per the PFM requirements for site plan review and approval.

4. Environmental:

The overall site and building design has as compact footprint as possible to meet the programmatic needs of the station. Transitional screening yards and barriers, tree protection measures and perimeter erosion control measures will be provided in accordance with the requirements of the Zoning Ordinance and PFM standards. The proposed transitional screening for the new facility will be much improved over the existing conditions on the site. However, waiver/modifications of the transitional screening on the east and south sides of the property are required to accommodate existing site constraints. These waivers/modifications have been coordinated with the Urban Forest Management Division. Additional tree planting and landscaping areas will be incorporated in the overall site development plan.

The design for site and building will use the LEED® Green Building principals and Low Impact Development (LID) guidelines to minimize environmental impact. Possible LID features include vegetative swales, underground stormwater detention and infiltration systems, as well as porous pavement. Tree protection measures and perimeter erosion control measures will be provided in accordance with the requirements of the Zoning Ordinance and the Public Facilities Manual standards. The project will be registered with the US Green Building Council with the goal of a Silver Certification.

5. Transportation:

No additional significant traffic is expected to be generated from the Fire Station use since staffing levels and hours of operation will remain as they currently exist. Potential future staffing increases will be moderate and will not have an impact on the traffic. The main access to the site for the public will remain the same.

D. CONFORMANCE WITH THE COMPREHENSIVE PLAN AND OTHER STANDARDS

1. Comprehensive Plan policies and guidelines that directly support the proposal:

Jefferson Fire Station is shown as an existing feature on the Fairfax County Comprehensive Land Use Plan Adopted June 30, 1975, Amended through July 28, 2015.

2. Relevant Stands/Criteria supporting the facility and location:

Jefferson Fire Station is shown as an existing feature on the Fairfax County Comprehensive Land Use Plan Adopted June 30, 1975, Amended through July 28, 2015.

E. ALTERNATIVE SITE CONSIDERED FOR THIS USE:

The project consists of rebuilding the fire station on the existing site. As such, no considerations were given to alternate locations. The facility is situated in a central location for the area that it serves.

PART III: SUPPORTING MATERIALS AND INFORMATION

A. PROPERTY IDENTIFICATION MAP AT 1"= 500' IDENTIFYING THE PROPOSED SITE FOR THE FACILITY OR USE:

Exhibit 1- Vicinity Map

B. PROPOSED FACILITY PLAN (AT A SCALE OF 1"= NO MORE THAN 50'):

See Attached Site Plan

C. PHOTOGRAPHS OF SITE:

Exhibit 2- Existing Building and Site

Exhibit 3- Proposed Building and Site Renderings

D. OTHER INFORMATION AS MAY BE DEEMED APPROPRIATE BY THE 2232 REVIEW COORDINATOR:

This 2232 application is being processed concurrently with RZ-XXX and SP-XXX. Fairfax County currently owns the property that is the subject of this application. Approval of this request for a 2232 Determination will allow for the 17,674 SF replacement facility.

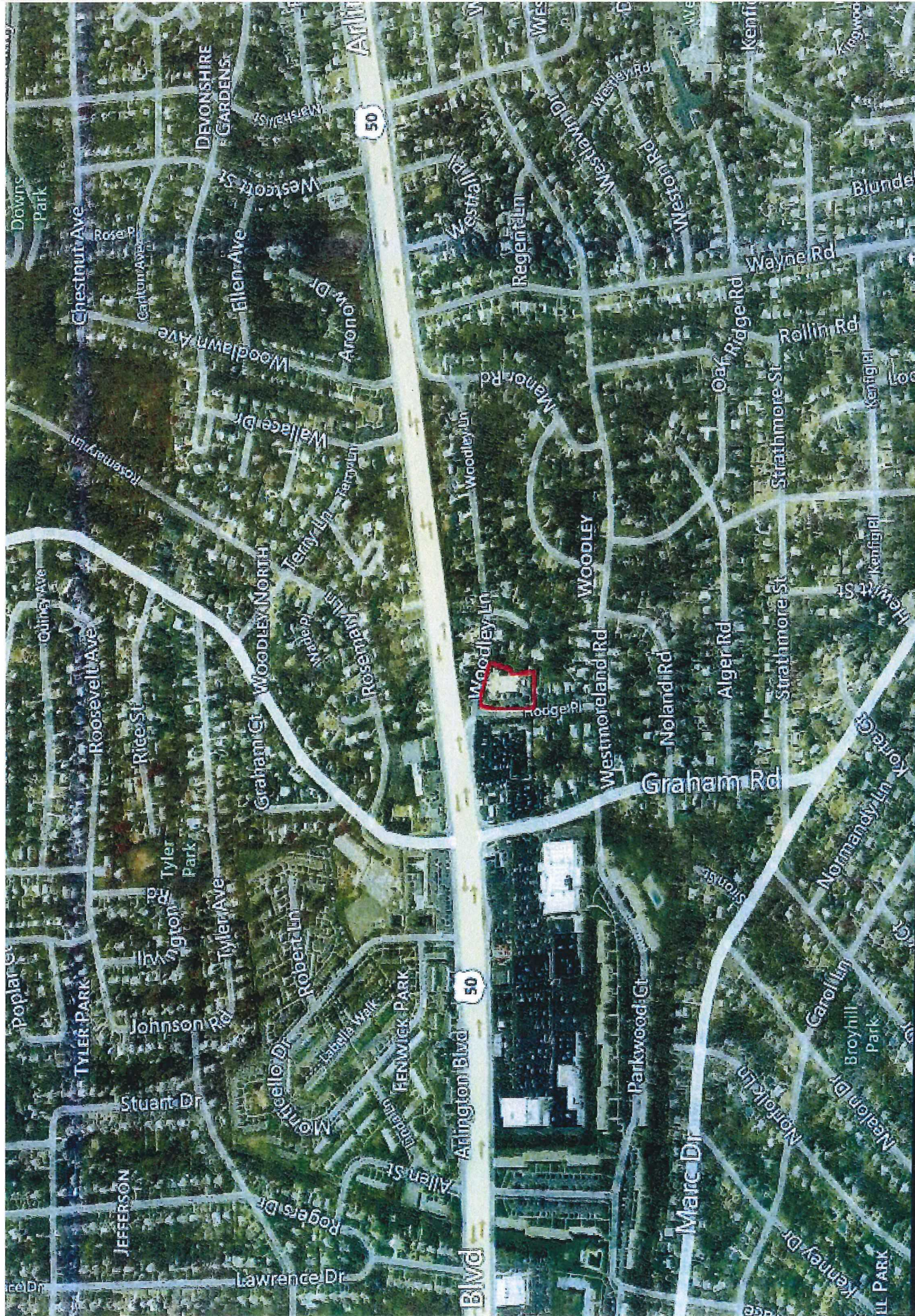
Schematic plans and elevations for the fire station are contained herein. The facility design will be comparable in architecture and functionality to other Fairfax County Fire Stations. During construction of the project, an off-site temporary facility will be set up to maintain operations of the fire station. A separate 2232 application for the temporary fire station will be submitted.

Any changes to the information contained herein, which results from ongoing coordination with citizen's groups and Fairfax County review agencies will be forwarded to the

Jefferson Fire Station #18
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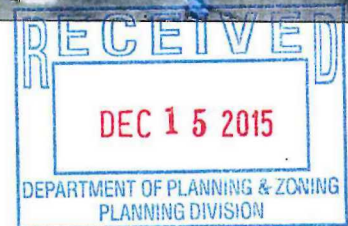
Department of Planning and Zoning as soon as possible.

Exhibit 1



1":500'

Jefferson Fire Station Map



DEPARTMENT OF PLANNING & ZONING
PLANNING DIVISION

3101 Hodge Place

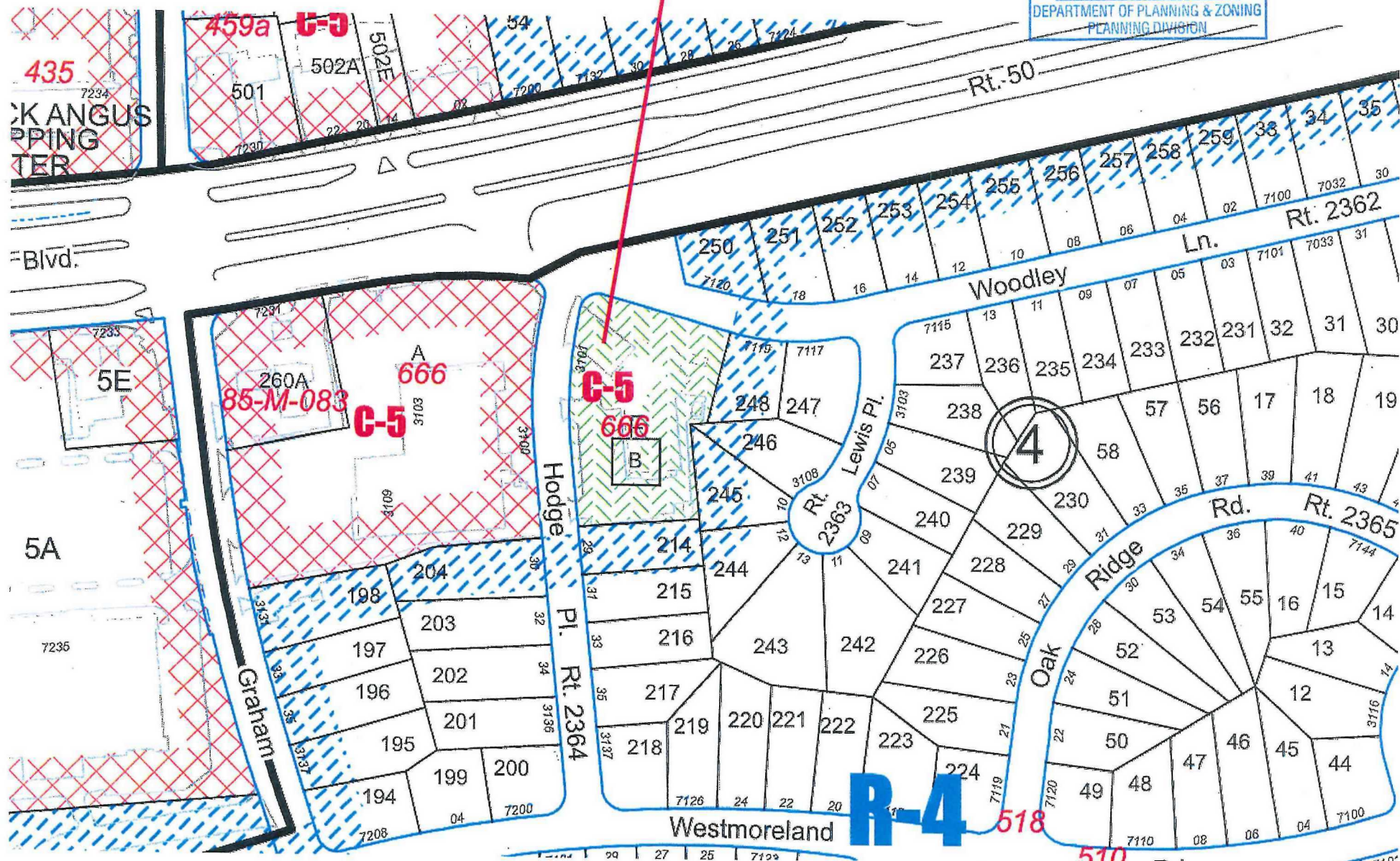


Exhibit 2

JEFFERSON FIRE STATION #18
Existing Facility Photos

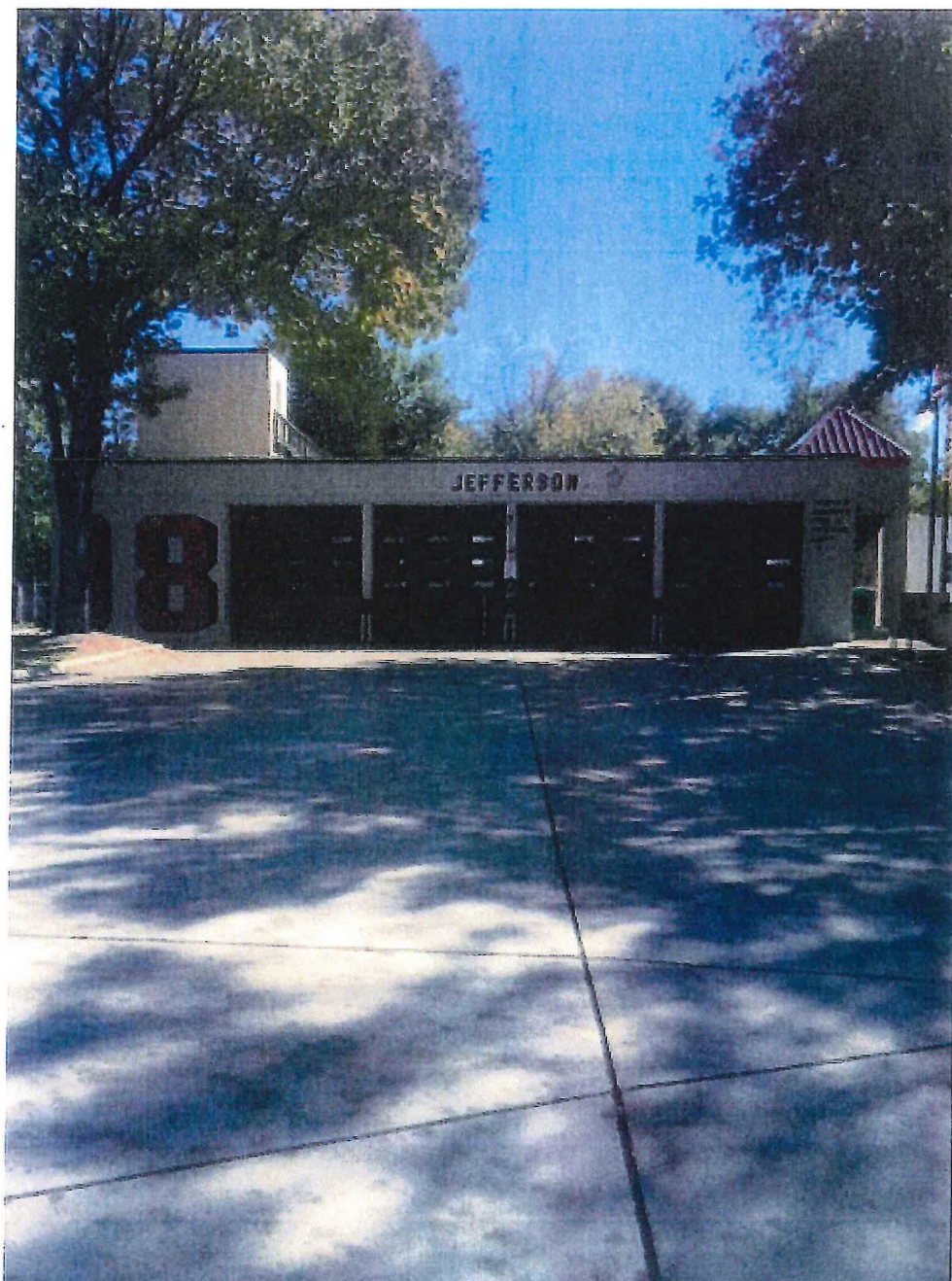
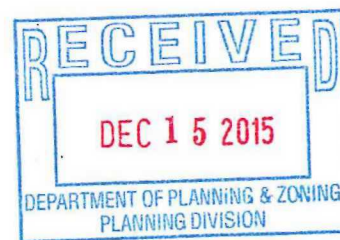


Figure 1: Existing apparatus bays on the northwest elevation

JEFFERSON FIRE STATION #18
Existing Facility Photos

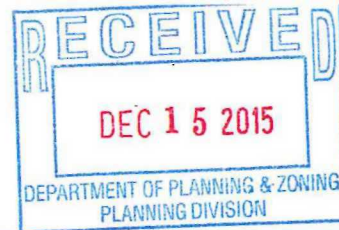


Figure 2: Existing west elevation of building



Figure 3: Looking east from Hodge, showing the existing south property boundaries

JEFFERSON FIRE STATION #18
Existing Facility Photos



Figure 4: Picture showing the back of the building along the eastern property line



Figure 5: Existing north elevation

JEFFERSON FIRE STATION #18
Existing Facility Photos

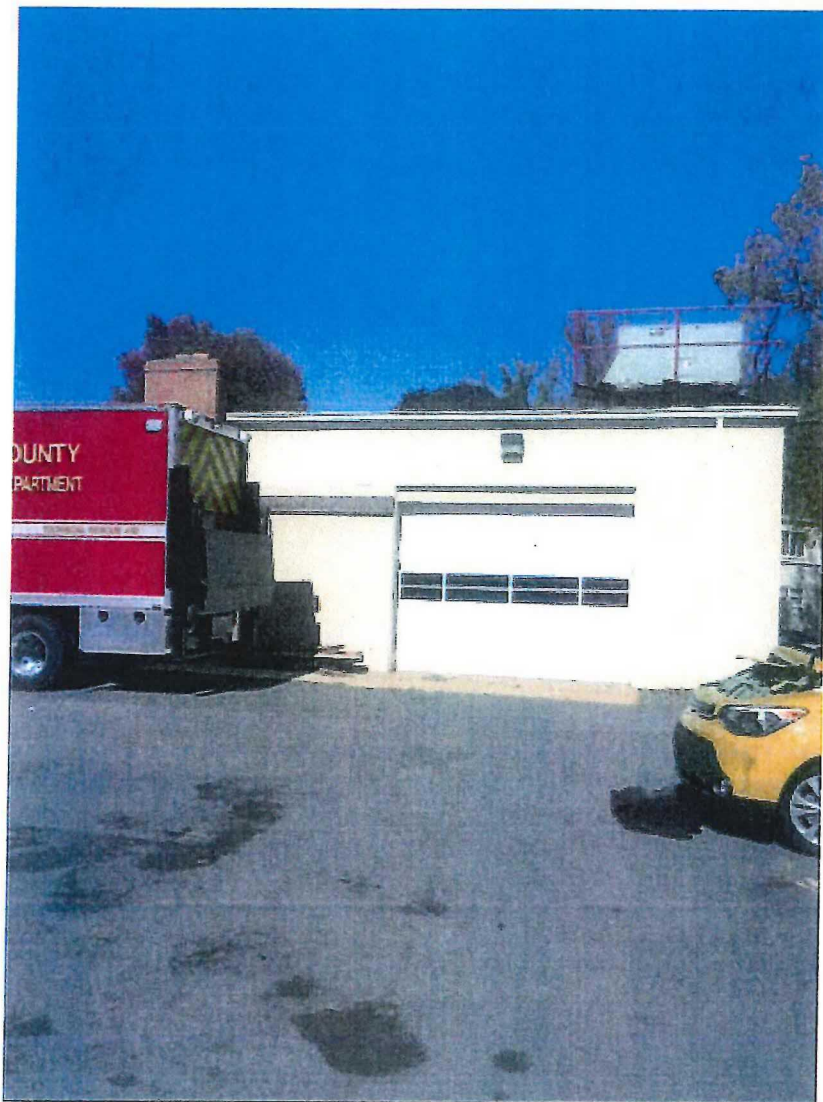


Figure 6: Existing south elevation

Exhibit 3

Jefferson Fire Station

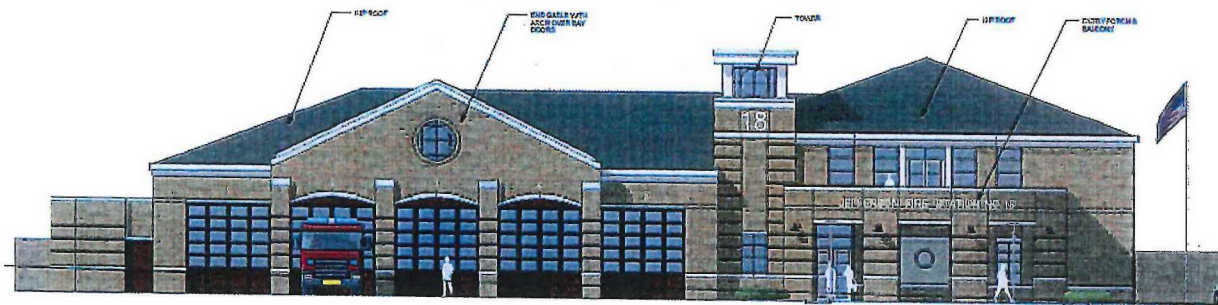
Elevations



CORNER VIEW



VIEW ALONG HODGE PLACE



FRONT ELEVATION



Section 15.2-2232 Review (2232-M15-23)
Jefferson Fire Station #18 New Replacement Facility
Project Number 312/FS-000010-001

May 13, 2016

PART I: APPLICATION SUMMARY

Previously submitted on December 15, 2015

A. AGENCY SUBMITTING THE APPLICATION:

Department of Public Works and Environmental Services
Capital Facilities, Building Design Branch
12000 Government Center Parkway, Suite 449, Fairfax, VA 22035-0052

Contact Person:

Allison Terzigni, Project Manager
703-324-5165 (direct)
allison.terzigni@fairfaxcounty.gov

B. LOCATION AND DESCRIPTION OF THE PROPERTY:

Street Address: 3101 Hodge Place, Falls Church, VA
Property ID: Tax Map 0503-04-B
Magisterial District: Mason District
Planning Area: I
Planning District: Jefferson Planning District, Sector J3- Westlawn Community

Description of Property:

The Jefferson Fire Station site is located on the south of Arlington Blvd (Rt. 50). The property is zoned as C-5 with a site area of approximately 1.2 acres and is occupied by the 14,670 square-foot (SF), 4-bay station. The site slopes from east to west with minimal tree cover around the facility. The building is located towards the front (northern end) of the site. The site is accessible from the corner of Hodge Place and Woodley Lane just south of Rt. 50. The site is bounded to the north by Woodley Lane to the east and south by residential properties, and west by Hodge Place and commercial properties.

PART II: STATEMENT OF JUSTIFICATION

A. DESCRIPTION OF THE PROPOSED USE:

1. Project Description:

The current station is a 14,670 SF, 4-bay, one-story Fire Station, and is the original station that was built in 1953. This sixty plus year facility has exceeded its useful life and has requested to be replaced to meet its current operational requirements, provide sufficient space for fire apparatus and equipment for Tactical Rescue Operations, as well as, adequate accommodations for female personnel.

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The proposed project scope includes demolition of the existing facility and construction of a new replacement 5-bay facility to accommodate the programmatic needs of today's fire station and provide its needs into the future. Since the new station is proposed to be larger than the existing the site will need to be rezoned from C-5 to R-4, which will allow for a max building area of 18,300 SF. The new station is projected to be approximately 18,000 SF, 5-bay facility. Three of the apparatus bays will allow for drive through access. Two of the bays will be back in access from the front apron. This provides the flexibility that is needed for this station into the future.

The new station is designed to house a crew of up to 18 fire fighters and accommodate a future capacity of three 24 hour shifts with a maximum of 20 fulltime employees per shift for a total of 60 employees. The design of the building is required to be compact to fit all programmatic requirements.

The station will be two-story building with apparatus bays on the north side of the building and living quarters on the other. The height of the overall building varies as it is limited by bulk planes, building setbacks, and transitional screening requirements. In addition to the building feature on the site, a combination of new landscaping and a new 7 foot tall board-on-board screening fence will be constructed on the south and east property lines and a 10 foot screening wall on a portion of the north property line adjacent to the residential properties.

First floor spaces in the living quarters include administrative offices, dayroom, kitchen, dining, and conference room. Where the second story spaces include bunk rooms, locker facilities and the exercise room. No programmatic spaces are planned to be above the apparatus bays.

As general depicted and included in the General Development Plan (GDP), the current exterior design of the facility incorporates a traditional, primarily brick façade fire station with gable standing seam metal roof. Through the Value Engineering (VE) process, it was recommended that the building façade be revised to incorporate a mix of cementitious siding, traditional brick and/ or architectural block in select areas of the building. Additionally, it was recommended to lower the west feature tower, and revise the front entry to a scaled down design yet still providing an entrance feature. These details are not represented on the attached renderings, but will be included as the design is further developed in site plan to be compatible with the architectural context of the surrounding neighborhood.

Both the front and rear aprons are to be concrete. The front apron accesses to Hodge Place while the rear apron accesses Woodley Lane. The main parking lot is to be located on the southern portion of the site and be constructed with medium duty asphalt paving. Thirty-four spaces will be provided in this parking lot including 2 handicap parking spaces. An additional 3 parking spaces are planned to be located off the rear apron.

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2. Area to be served by proposed use:

The Jefferson Station areas being served by the existing fire station will continue to be served by the new replacement facility.

3. Maintenance requirements and frequency:

Facility and equipment repairs and routine grounds maintenance will be provided.

B. REQUIREMENT FOR PROPOSED USE:

1. Why the new/expanded facility is needed:

The existing fire station was constructed in 1953 and is over 60 years old. The building is inadequate in size, is outdated and has not received any major upgrades since it was originally constructed, thus requiring upgrades and increased maintenance to meet current standards.

A new facility will provide the station the flexibility to meet the projected future growth of the area. By the passing of the 2012 Public Safety Bond Referendum, the citizens recognized the need for a replacement facility to serve their future needs.

Additionally, the fire station design requirements have changed since this station was constructed, and additional considerations are required for compliance with health and safety standards. The increase in female firefighters in the fire department has resulted in the need for facilities that can accommodate appropriate bunkrooms and locker facilities. There is also an increase in need for fitness equipment for firefighter training, equipment storage, as well as, considerations to address tactical rescue operations at this station.

2. Why the proposed location is the best location for the proposed use:

The new replacement fire station facility will be located on the existing site. No other locations were reviewed for this facility since the current location is central to the area for which it serves.

3. Why the proposed location and type of facility is the least disruptive alternative:

Jefferson Fire Station is a public use facility located on the current property and will remain as such with the proposed new replacement facility. The new facility will meet the current and future needs of the station.

C. ANTICIPATED IMPACTS/MITIGATION:

1. Visual impacts:

The station will be two-story building with apparatus bays on the north side of the building and living quarters on the other. The height of the overall building varies as it is limited by bulk planes, building setbacks, and transitional screening requirements. In addition to the building feature on the site, a combination of new landscaping and a new 7 foot tall board-on-board

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screening fence will be constructed on the south and east property lines and a 10 foot screening wall on a portion of the north property line adjacent to the residential properties.

2. Noise and light impacts:

Noise impact generated by the fire response vehicles will remain the same. Appropriate setbacks and buffers will be provided in accordance with the Zoning Ordinance requirements. There will be no exterior speakers on the buildings, and the use of vehicle-mounted air horns/sirens in the immediate vicinity of the fire station will be minimized to the extent possible. Full cut-off lighting fixtures shall be mounted horizontal to the ground and shall be used for all walkways, parking lot and building canopy to provide security. All sight lighting will be designed to comply with Zoning Ordinances requirements.

3a. Air quality:

No change in air quality is anticipated.

3b. Water quality:

In accordance with the County's Public Facility Manual (PFM) requirements, erosion and sediment control measures will be installed prior to the start of construction to manage stormwater runoff during construction activities. Underground stormwater detention and infiltration systems, as well as porous pavement are being evaluated as the design progresses to meet the water quantity and quality control requirements per the PFM. Appropriate design locations and computations as well as the stormwater and BMP narratives and the adequate outfall analysis will be included in the development plans per the PFM requirements for site plan review and approval. Currently, the feasibility of additional stormwater quality measures to implement into the design are being evaluated with the County's Stormwater Planning Division.

4. Environmental:

The overall site and building design has as compact footprint as possible to meet the programmatic needs of the station. Transitional screening yards and barriers, tree protection measures and perimeter erosion control measures will be provided in accordance with the requirements of the Zoning Ordinance and PFM standards. However, waivers/modifications of the transitional screening buffer and barrier on the south, east and portions of the north sides of the property are required to accommodate existing site constraints. A deviation in tree preservation is being requested. Due to the urban nature of the property and the program proposed, meeting the tree preservation target would preclude the development from uses or densities otherwise allowed by the Zoning Ordinance, thus creating unnecessary hardships to the development. Additionally, it was further determined by the Urban Forest Management Division (UFMD) that a 25% tree canopy coverage within ten years of the proposed development is required for the R-4 zone designation. The site constraints and the fire department's operational needs are both extensive in restricting the available planting areas on an already tight urban parcel. Subsequent to our last rezoning submission on April 8, 2016 and in effort to maximize the landscape and tree canopy coverage, the site design was reworked to incorporate the

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preservation of 14 existing red cedars trees along the east property boundary as well as adjustments to the categories and spacing of proposed native landscape species. By making these adjustments, the 10-year tree canopy coverage is 9.6%, nearly 10%, but still less than the 25% required therefore a modification to the tree canopy coverage is still being requested. These waivers/modifications have been coordinated and provided under a separate cover to the Urban Forest Management Division, as well as included for reference on Sheet 012 of the GDP dated May 13, 2016.

The design for site and building will use the LEED® Green Building principals and Low Impact Development (LID) guidelines to minimize environmental impact. Possible LID features include underground stormwater detention, infiltration systems, and porous pavement. The project will be registered with the US Green Building Council with the goal of a Silver Certification.

5. Transportation:

No additional significant traffic is expected to be generated from the Fire Station use since staffing levels and hours of operation will remain as they currently exist. Potential future staffing increases will be moderate and will not have an impact on the traffic. Therefore the proposed project does not exceed the traffic requirements stated within the 24 VAC 30-155-40 to necessitate the need for a Traffic Impact Analysis.

D. CONFORMANCE WITH THE COMPREHENSIVE PLAN AND OTHER STANDARDS

1. Comprehensive Plan policies and guidelines that directly support the proposal:

Jefferson Fire Station is shown as an existing feature on the Fairfax County Comprehensive Land Use Plan Adopted June 30, 1975, Amended through July 28, 2015.

2. Relevant Stands/Criteria supporting the facility and location:

Jefferson Fire Station is shown as an existing feature on the Fairfax County Comprehensive Land Use Plan Adopted June 30, 1975, Amended through July 28, 2015.

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The project consists of rebuilding the fire station on the existing site. As such, no considerations were given to alternate locations. The facility is situated in a central location for the area that it serves.

PART III: SUPPORTING MATERIALS AND INFORMATION

A. PROPERTY IDENTIFICATION MAP AT 1"= 500' IDENTIFYING THE PROPOSED SITE FOR THE FACILITY OR USE:

Exhibit 1- Vicinity Map (Previously submitted on December 15, 2015)

B. PROPOSED FACILITY PLAN (AT A SCALE OF 1"= NO MORE THAN 50'):

As depicted on the revised GDP dated May 13, 2016

C. PHOTOGRAPHS OF SITE:

Exhibit 2- Existing Building and Site (Previously submitted on December 15, 2015)

Exhibit 3- Proposed Building and Site Renderings (Previously submitted on December 15, 2015 and as included in the revised GDP dated May 13, 2016)

D. OTHER INFORMATION AS MAY BE DEEMED APPROPRIATE BY THE 2232 REVIEW COORDINATOR:

This 2232 application is being processed concurrently with RZ 2015-MA-018 and SP-XXX. Fairfax County currently owns the property that is the subject of this application. Approval of this request for a 2232 Determination will allow for the approximately 18,000 SF replacement facility. The facility design will be comparable in architecture and functionality to other Fairfax County Fire Stations. During construction of the project, an off-site temporary facility will be set up to maintain operations of the fire station. A separate 2232 application for the temporary fire station has been submitted.

Any changes to the information contained herein, which results from ongoing coordination with citizen's groups and Fairfax County review agencies will be forwarded to the Department of Planning and Zoning as soon as possible.

